

RA3

**UNAPPROVED MEETING MINUTES  
CITY OF MILPITAS**

**Meeting Minutes:** Regular Meeting of the Redevelopment Agency  
(Including Joint Meeting with the City Council)

**Date:** Tuesday, October 18, 2005

**Time:** 7:00 PM

**Location:** City Hall Council Chambers, 455 E. Calaveras Blvd.

---

**JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING**

- RA1. CALL TO ORDER** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 8:04 PM.
- RA2. ROLL CALL** **PRESENT:** Mayor/Chair Esteves, and Agency/ Councilmembers Giordano, Livengood and Polanski
- ABSENT:** Vice Mayor/Vice Chair Gomez
- RA3. MINUTES** Motion: to approve the Redevelopment Agency minutes of October 4, 2005, including joint meeting with the City Council, as submitted.
- Motion/ Second: Agency/Councilmember Polanski/ Agency/Councilmember Giordano
- Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Gomez)
- RA 4. Approval of Agenda and Consent Calendar** Motion: to approve the agenda and consent calendar
- Motion/Second: Agency/Councilmember Polanski / Agency/Councilmember Giordano
- Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Gomez)
- RA 5. Review, Consider and Provide Staff Direction on Funding Concept for Landscaping and Maintenance of 237 / I-880 Interchange** City Engineer Greg Armendariz provided a detailed overview of the need for direction from the Agency on how to proceed with funding for landscaping and maintenance at the two significant roadway interchanges. He reviewed financial concerns, as detailed in the staff report to Council.
- The landscape concept plan was already developed, with maintenance costs estimated at \$100,000 per year. If the city initiated a maintenance plan, then it would start with the landscaping portion in 2010. Partial funding for underneath the light rail median, at the Great Mall Parkway, from the Valley Transportation Authority would be assigned to the light rail transit project area to cover maintenance costs for the landscaping.
- Councilmember Livengood asked was the maintenance issue going to change? The City Engineer clarified that it was a \$2 million commitment, no matter what (regardless of timing). Mr. Livengood further inquired who was responsible for the VTA area land-

scaping, and the response was the City since it was City property. Maintenance would be performed either of two ways: Caltrans contracted labor or City staff. Council member Livengood felt that income from new homes to be built would be appropriated toward future labor and maintenance costs.

Mayor Esteves asked how much City money must go into the maintenance costs for the freeway interchange. Staff replied the City would maintain it over a long period of time.

MTA representative John Bristow was available to answer questions. Mr. Bristow mentioned issues of Caltrans level of maintenance, all over the City. \$1.8 million was committed for landscaping due in 2010 (until then no landscaping would be done).

Councilmember Giordano expressed her comments that the project is terrific. She felt that the new Community Facilities District impacts would be felt all over the City.

Staff expressed that direction was sought to move forward to get draft agreements, and commitments from all sides (though not set in stone). Or, Council could direct staff not to move forward at all. The City Engineer said it was a matter of leveraging money City has now, from the MTA.

Councilmember Polanski inquired, in 2010, how does the City know the money would be available. Mr. Armendariz would draft the agreement in such a way with MTA that STIP funds must be received first, before any work would proceed.

Councilmember Livengood reiterated that some agreements already were made which the City must live up to, in partnership with Caltrans and MTA. Otherwise, the City would have to return money back to these funders if no progress was made. His opinion of the prospect of 880 just growing weeds over the next ten years was unpalatable. He said it would be wise to follow (2<sup>nd</sup> column on the screen display) "Optional Funding" to move the landscaping and maintenance projects forward, with the strong hope that STIP money comes due in 2010.

Mayor Esteves inquired about \$2 million from Caltrans, for the agreement needed between the City and Caltrans directly. The City Engineer said it would come as one lump sum. Currently, very basic weeding of mulch occurred. That was only what would continue, if the STIP funds were not received.

Motion: Move the City Council and Redevelopment Agency adopt the Optional Funding plan, as described by the City Engineer

Motion/Second: Agency/Councilmember Livengood /Agency/Councilmember Giordano

Motion carried by a vote of:

AYES: 4

NOES: 0

ABSENT: 1 (Gomez)

**\* RA 6. Approval of 20% Low-Income Housing Set-Aside Funds for the Rehabilitation of Four (4) Existing Housing Units at 1129 & 1143 Edsel Drive and 1116 & 1124 Shirley Drive**

Approved the amount not-to-exceed \$200,000 for renovation and rehabilitation of the four existing apartment units at 1129 and 1143 Edsel Drive and 1116 and 1124 Shirley Drive from the Redevelopment Agency 20% Low-Income Housing Set-Aside Fund.

**\* RA 7. Approve Plans and Specifications and Authorize the Advertisement for Bid Proposals: N. Main St. Development Project Demolition and Abatement at 94 to 130 Winsor St, East Garage Land Acquisition & Site Preparation Projects No. 8154 & 8169**

Approved plans and specifications and authorized advertising for bid proposals.

**\* RA 8. Authorize City Manager To Execute Agreement Amendment: Olivia Chen Consultants, Berryessa Pump Station, Project No. 8138**

Authorized the City Manager to execute the agreement amendment with Olivia Chen Consultants in the amount of \$51,000, subject to approval as to form by the City Attorney.

**RA 9.  
ADJOURNMENT**

Chair/Mayor Esteves adjourned the Redevelopment Agency meeting at 8:41 PM.

**Respectfully submitted,**

---

**Mary Lavelle  
Agency Secretary / City Clerk**